



Town of Paradise

Town Council Meeting Agenda

6:00 PM – October 14, 2025

Town of Paradise Council Chamber – 5555 Skyway, Paradise, CA

Mayor, Steve Crowder
Vice Mayor, Steve “Woody” Culleton
Council Member, Greg Bolin
Council Member, Heidi Lange
Council Member, Ronald Lassonde

Interim Town Manager, Michael O’Brien
Town Attorney, Scott E. Huber
Town Clerk/Elections Official, Melanie Elvis
CDD, Planning & Onsite, Susan Hartman
CDD, Building & Code Enforcement, Tony Lindsey
Finance Director/Town Treasurer, Aimee Beleu
Public Works Director/Town Engineer, Marc Mattox
Division Chief, CAL FIRE/Paradise Fire, Jason Finney
Chief of Police, Eric Reinbold
Recovery & Economic Development Director, Colette Curtis
Human Resources & Risk Management Director, Crystal Peters
Information Systems Director, Luis Marquez

Meeting Procedures

- I. The Mayor is the Presiding Chair and is responsible for maintaining an orderly meeting. The Mayor calls the meeting to order and introduces each item on the agenda.
- II. The Town staff then provides a report to Council and answers questions from the Council.
- III. Citizens are encouraged to participate in the meeting process and are provided several opportunities to address Council. Any speaker addressing the Council is limited to three minutes per speaker - fifteen minutes per agenda item
 - A. If you wish to address the Council regarding a specific agenda item, please complete a “Request to Address Council” card and give it to the Town Clerk prior to the beginning of the meeting. This process is voluntary and allows for citizens to be called to the speaker podium in alphabetical order. Comments and questions from the public must be directed to the Presiding Chair and Town Council Members (please do not address staff.) Town staff is available to address citizen concerns Monday through Thursday at Town Hall between the hours of 8am and 5pm.
 - B. If you wish to address Council regarding an item not on the agenda, you may do so under Item 4, “Public Communication.” Again, please fill out a card and give it to the Town Clerk before the meeting. State Law prohibits Council action on items not listed on a public agenda.

In compliance with the Americans with Disabilities Act (ADA) Compliance, persons who need special accommodations to participate in the Town Council meeting may contact the Town Clerk at least three business days prior to the date of the meeting to provide time for any such accommodation.

1. OPENING

- 1a. Call to Order
- 1b. Pledge of Allegiance to the Flag of the United States of America
- 1c. Invocation
- 1d. Roll Call

- 1e. Doug Speicher from NRWS to speak on state-mandated organics collection.

- 1f. p6 Camp Fire Recovery Updates - Written reports are included in the agenda packet.

Colette Curtis, Recovery and Economic Development Director - recovery projects, advocacy, economic recovery and development, communications, emergency operations and Housing updates.

Marc Mattox, Public Works Director/Town Engineer -infrastructure and sewer updates.

- 1g. p15 Paradise Sewer Project update by Town Engineer Marc Mattox.

2. CONSENT CALENDAR

One roll call vote is taken for all items. Consent items are considered to be routine business that does not call for discussion.

- 2a. p17 Approve minutes of the September 9, 2025 Special and Regular Town Council meetings. (**Melanie Elvis/Town Clerk**)

- 2b. p25 Approve September 2025 Cash Disbursements in the amount of \$5,072,626.32. (**Aimee Bealeu/Finance Director**)

- 2c. p33 1. Waive second reading of the entire Town Ordinance No. 649 and approve reading by title only; and, 2. Adopt Town Ordinance No. 649, " An Ordinance Amending Text Regulations within Paradise Municipal Code Title 17 of the Paradise Municipal Code Relative to Temporary Storage Yards for Work in Public and Private Rights-of-Way". (**Susan Hartman/Community Development Director**)

- 2d. p36 Accept the Selective Traffic Enforcement Program (STEP) grant award for \$45,000 from the California Office of Traffic Safety. (**Eric Reinbold/Police Chief**)

- 2e. p59 Concur with staff recommendation to file a CEQA Notice of Exemption for the Pentz Road Widening Project. (**Marc Mattox/Town Engineer**)

- 2f. p139 1. Approve the revised Program Supplement Agreement No. F020 Rev. 2 to the Administering Agency-State Agreement for Federal-Aid Projects, Agreement No. 03-5425F15 for the Go Paradise: Neal Gateway Project - CML 5425(043); and, 2. Adopt Resolution 2025-__ "A Resolution of the Town Council of the Town of Paradise authorizing the Town Manager of the Town of Paradise or their designee to sign the revised Program Supplement Agreement No. F020 Rev. 2 to the Administering Agency-State Agreement for Federal-Aid Projects, Agreement No. 03-5425F15 for the Go

Paradise: Neal Gateway Project - CML 5425(043).” **(Marc Mattox/Town Engineer)**

- 2g. p152 Adopt Resolution No. 2025-____ “A resolution of the Town Council of the Town of Paradise to submit a main and sub HOME Investment Partnerships Program Income only applications to the California State Department of Housing and Community Development in order to commit HOME Program Income funds to eligible HOME program activities, and if approved, to execute a standard agreement, any amendments thereto and of any related documents necessary to participate in the home program.” **(Colette Curtis/Recovery and Economic Development Director)**
- 2h. p156 1. Concur with staff’s recommendation to extend the HQE Systems contract for construction of the town Emergency Warning Sirens to January 15, 2026; and, 2. Approve the sixth amendment to the Agreement between Town of Paradise and HQE Systems; and, 3. Authorize the Town Manager to execute the contract extension. **(Colette Curtis/Recovery & Economic Development Director)**

3. ITEMS REMOVED FROM CONSENT CALENDAR

4. PUBLIC COMMUNICATION

For matters that are not on the Council business agenda, speakers are allowed three (3) minutes to address the Council. The Town Council is prohibited from taking action on matters that are not listed on the public agenda. The Council may briefly respond for clarification and may refer the matter to the Town staff.

5. PUBLIC HEARINGS

For items that require a published legal notice and/or a mailed notice.

Public Hearing Procedure:

- A. Staff Report
- B. Mayor opens the hearing for public comment in the following order
 - i. Ask Town Clerk if there are any cards submitted
 - ii. Ask if there is anyone else wishing to comment
- C. Mayor closes the hearing
- D. Council discussion and vote

- 5a. p159 1. Conduct a public hearing to receive comment on the Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) Program. 2. Authorize the Town Manager to submit the CAPER to the Department of Housing and Urban Development with any public comments received; or, 3. Provide alternative direction. (ROLL CALL VOTE) **(Colette Curtis/Recovery and Economic Development Director)**
- 5b. p181 1. Conduct a public hearing to solicit comments regarding a proposed Substantial Amendment to the 2020, 2022, and 2023 Community Development Block Grant (CDBG) Annual Plans; and 2. Adopt the Substantial Amendment to the 2020, 2022, and 2023 Annual Plans; and 3. Authorize staff to submit the Substantial Amendment to the 2020, 2022, and 2023 Annual Plans to the U.S. Department of Housing and Urban Development, including any comments received during the 30-day public

comment period. (ROLL CALL VOTE) (**Colette Curtis/Recovery and Economic Development Director**)

- 5c. p185 1. Conduct duly noticed public hearing; and, Concur with the project “CEQA determination” finding embodied within Planning Commission Resolution No. 2025-07; and, 2. Concur with the project recommended General Plan Land Use Map amendment and rezone action adopted by the Planning Commission on September 16, 2025, and embodied within Planning Commission Resolution No. 2025-07; and, 3. Adopt Town of Paradise Resolution No. 2025-_____, “A Resolution of the Town Council of the Town of Paradise Amending the Land Use Map of the 1994 Paradise General Plan (Mahoney Capital LP: PL25-00056)” 4. Waive the first reading of the entire Town Ordinance No. ____ and read by title only; and, 5. Introduce Town of Paradise Ordinance No. _____ “An Ordinance Rezoning Certain Real Property From “TR-1/2” (Town Residential 1/2-acre minimum) to the “M-F” (Multiple-Family Residential) Zone Pursuant to Paradise Municipal Code Sections 17.45.500 Et. Seq. (Mahoney Capital LP: PL25-00056)”; or, 6. Adopt an alternative directive to town staff. (ROLL CALL VOTE) (**Susan Hartman/Community Development Director**)

6. COUNCIL CONSIDERATION

Action items are presented by staff and the vote of each Council Member must be announced. A roll call vote is taken for each item on the action calendar. Citizens are allowed three (3) minutes to comment on agenda items.

- 6a. p200 1. Consider approving the Notice of Vacancy created by a Committee Member’s resignation; and, 2. Approve the Measure V application and authorize staff to advertise the Measure V Committee vacancy; and, 3. Designate two Town Council Members to serve on an interview panel for the Measure V interview process; and, 4. Schedule appointment to the vacancy at the December 9, 2025 Regular Town Council meeting with appointment to become effective immediately. (ROLL CALL VOTE) (**Melanie Elvis/Town Clerk**)
- 6b. p204 1. Consider authorizing the Interim Town Manager to enter into a Memorandum of Understanding (MOU) with Rebuild Paradise Foundation for Insurance Advocacy Work; and 2. Give direction to staff to create an Insurance Committee to further Insurance Advocacy for the Town. (ROLL CALL VOTE) (**Colette Curtis/Recovery & Economic Development Director**)
- 6c. p212 1. Review the Strategic Healthcare Recovery Plan Draft provided by Abaris Group; and, 2. Accept the Plan as a complete and Final Draft; or 3. Provide alternative direction to staff. (ROLL CALL VOTE) (**Colette Curtis/Recovery & Economic Development Director**)
- 6d. p315 1. Receive and file the progress report of the Ad Hoc Facilities Committee. 2. Authorize \$50,000 for immediate security upgrades at Town Hall (controlled access, counter glass, and Clerk’s Office escape route). 3. Provide direction on whether the Corporation Yard and Fire Station 82 projects should proceed sequentially with the Facilities Master Plan or in parallel. 4. Establish a Long-Range Facilities Fund in the amount of \$9,339,742 (inclusive of \$2,774,292 previously received and \$6,565,450

received in 2024/2025). (ROLL CALL VOTE) (**Marc Mattox/Town Engineer**)

- 6e. p321 1. Consider adopting Resolution No. 2025-_____ “A Resolution of the Town Council of the Town of Paradise Adopting a Town Purchasing Policy”; and, 2. Direct Staff to return with an amendment to Paradise Municipal Code 2.45 to ensure consistency with the Purchasing Policy; or 3. Provide and alternative directive to town staff. (ROLL CALL VOTE) (**Aimee Bealeu/Finance Director**)
- 6f. p383 1. Ratify the Agreement with Michael O'Brien for Interim Town Manager Services; or 2. Provide alternative direction. (ROLL CALL VOTE) (**Scott E. Huber, Town Attorney**)
- 6g. p391 1. Ratify the Adjustment to Compensation for Eric Reinbold for Acting Town Manager services; or 2. Provide alternative direction. (ROLL CALL VOTE) (**Scott E. Huber, Town Attorney**)

7. COUNCIL INITIATED ITEMS AND REPORTS

- 7a. Council initiated agenda items
- 7a1. Discussion on the use of unlicensed contractors for weed abatement in the Town of Paradise. (LASSONDE)
- 7b. Council reports on committee representation
- 7c. Future Agenda Items

8. STAFF COMMUNICATION

- 8a. Town Manager Report

9. CLOSED SESSION - None

10. ADJOURNMENT

STATE OF CALIFORNIA) COUNTY OF BUTTE)	SS.
I declare under penalty of perjury that I am employed by the Town of Paradise in the Town Clerk's Department and that I posted this Agenda on the bulletin Board both inside and outside of Town Hall on the following date:	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	